



18 Sidey Place, Perth, PH1 2UF  
Offers over £265,000





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- Attractive detached villa
- 2 reception rooms
- Stylish new kitchen
- Double glazing
- Private rear garden
- 5 bedrooms
- 3 bathrooms
- Gas central heating
- Off-street parking
- Council tax band E

This beautifully appointed 5 bedroom 2 reception room detached villa offers bright and versatile accommodation throughout and also benefits from plentiful off-street parking. Further enhanced by low maintenance garden grounds, it also features gas central heating, double glazing, three bathrooms and a good amount of storage space.

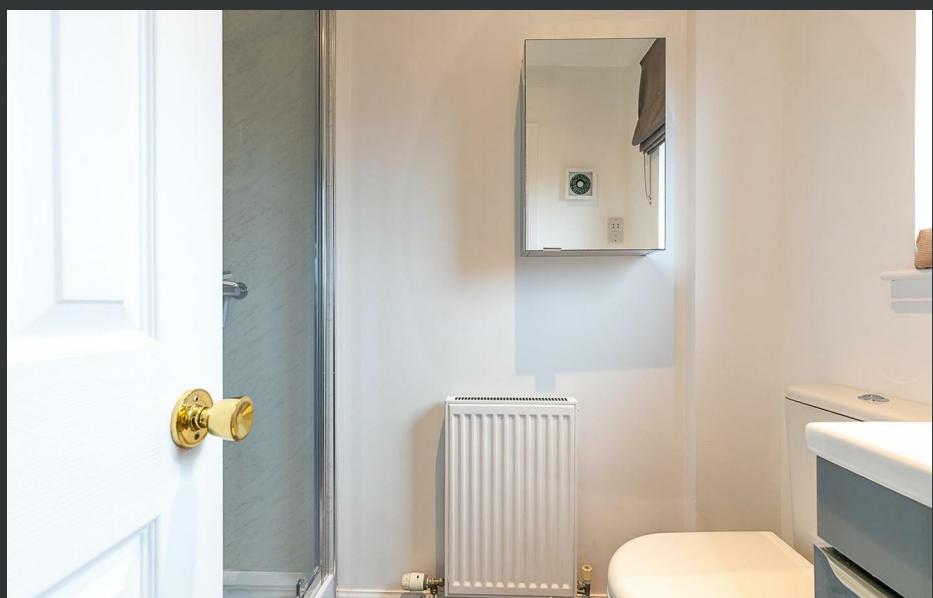
On the ground floor there is an entrance hallway, a very generous double bedroom with modern shower room adjacent, a bright lounge with stairs to the first floor, a stylish new kitchen and a family room which could also be used as a formal dining room or office. On the first floor there is a family bathroom, a spacious master bedroom with en-suite shower room and three additional bedrooms. To the front of the property there is a driveway and area of stone chips providing off-street parking. The garden to the rear is also very low maintenance and is very private. It features a slabbed patio with space for seating, stone chips and two timber sheds.



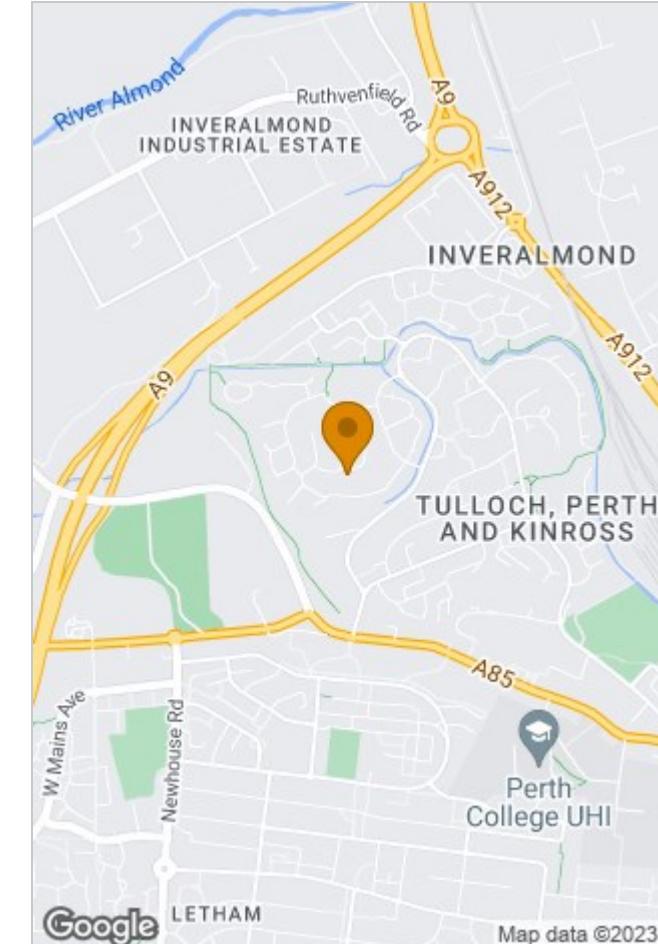
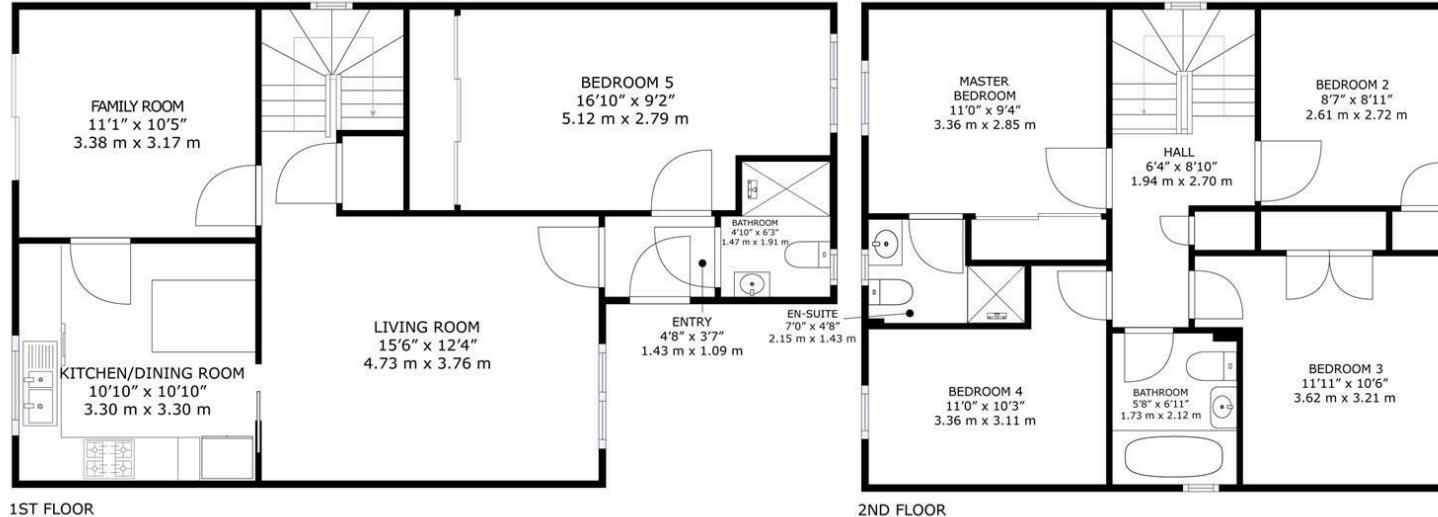


## Location

The property is located within a sought-after cul-de-sac in the Tulloch area of Perth and within easy reach of the city bypass and the headquarters for Scottish and Southern Energy. Local bus routes run just a short walk away and local shops, primary school and parklands can also be found within walking distance.







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GROSS INTERNAL AREA  
 1ST FLOOR: 715 sq ft, 66 m<sup>2</sup>  
 2ND FLOOR: 579 sq ft, 54 m<sup>2</sup>  
 REDUCED HEADROOM BELOW  
 2.18 M: 23 sq ft. TOTAL: 1,294 sq ft, 120 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

### Viewing

Please contact our Perth Office on 01738 260 035  
 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			85
(69-80) C			72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland	EU Directive 2002/91/EC		